



KEY FEATURES OF THE DEVELOPMENT

1. Maintain high quality long views from the site to both North West Bay and Mt Wellington, through establishing a linear open space along the view axis. This also provides powerful sense of arrival to the site from Channel HWY.
2. All open space to have overlooking lots fronting it to maximise passive surveillance.
3. Shared use paths to loop around and bisect the site to help promote exercise and healthy living. Minimal road crossings required for entire network to allow safe use.
4. Lateral roads running east-west follow the contours of the site to allow easier travel for residents wishing to connect to the open space network and the shared use path.
5. Utilise the natural assets of the site and those adjacent to the site, such as the Peter Murrell Reserve for active recreation and the internal stand of native vegetation for play, nature walks and informal recreation.
6. The development plan spans 10-20 years. Demand for infrastructure and services as a result of development will occur in response to market forces / demand generated. The Master Plan should be read in conjunction with the Staging Plan.
7. Aboriginal heritage and environmental assessments guided development patterns.

Open Space Zone- potential for a wide range of community uses such as community gardens, Men's Shed, recreational uses, natural and cultural values management, to name a few

A 50m buffer of open space is provided in between the Peter Murrell Conservation Area (PMCA) and the proposed development. Potential for new path connections to the existing trail network in the PMCA.

Linear open space, providing connection to circuit exercise loop and view corridor to North West Bay. To include playground, seating & potential local storm water capture and re-use

Proposed 3.0km long and 3.0m wide, sealed shared use path to the perimeter of new development to provide a safe exercise loop for locals that connects local resources like shops, bus, playgrounds and community gardens

Main Shared Use Path to connect to the mountain bike trail network in the PMCA

**LOT SCHEDULE**

	Low Density Lots: greater than 500sq.m: 65
	Standard Density Lots: 13-18m x 27.5m (350 -499sq.m): 162
	Medium Density Lots: 10-12m x 27.5m (275 - 349sq.m): 85
	Townhouse Lots: 4.8-6m x 27.5m (an area no greater than 199sq.m): 155

**TOTAL LOTS : 468 (inc. retail)**

	Retail - potential for a corner store with off street parking & outdoor eating facilities: 1
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HUNTINGFIELD PROPOSED DEVELOPMENT

Layout Concept scale 1:2000 @ A1 REV. K MARCH 2021

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